

159.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,071,300 / 1,071,300
USE VALUE: 1,071,300 / 1,071,300
ASSESSED: 1,071,300 / 1,071,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRILLO TRAVIS	
Owner 2:	
Owner 3:	

Street 1: 216 OAKLAND AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: MCCARTHY ROBERT D & -	
Owner 2: HERNANDEZ/MCCARTHY BLANCA R -	
Street 1: 216 OAKLAND AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION																	
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1925, having primarily Wood Shingle Exterior and 2356 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.																	
OTHER ASSESSMENTS																	
<table border="1"> <thead> <tr> <th>Code</th> <th>Descrip/No</th> <th>Amount</th> <th>Com. Int</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td></tr> </tbody> </table>		Code	Descrip/No	Amount	Com. Int												
Code	Descrip/No	Amount	Com. Int														

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.90	7			Topo	-5					408,973						409,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		6500.000	662,300		409,000	1,071,300		
Total Card		0.149	662,300		409,000	1,071,300	Entered Lot Size	
Total Parcel		0.149	662,300		409,000	1,071,300	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card:	454.71	/Parcel: 454.71	Land Unit Type:	

 Total Card / Total Parcel
 1,071,300 / 1,071,300

User Acct	105772
GIS Ref	
GIS Ref	
Insp Date	
05/29/18	

!12419!	
PRINT	
Date	Time
12/30/21	14:41:33
LAST REV	
Date	Time
06/19/18	12:14:06
mmcmakin	
12419	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
MCCARTHY ROBERT	67676-597	7/25/2016	865,000 No No
BLAKE NOEL & MI	64193-427	9/5/2014	810,000 No No
BOBAY YVERRE,	59856-297	8/1/2012	715,000 No No
CONNOR MARK-ET	37403-468	12/18/2002	644,000 No No
CONNOR MARK/ETA	27889-491	11/20/1997	Family 1 No No A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2010	2203	Re-Roof	8,395					
10/16/1997	623		1,000					ADD 2 FIREPLACES
7/15/1994	348	Addition	15,000					2 ST ADD 16X23
7/15/1993	324		2,000					REMODEL FOYER

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	TTL REFUSAL	BS	Barbara S
10/16/2008	Meas/Inspect	345	PATRIOT
5/8/2000	Meas/Inspect	276	PATRIOT
4/9/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH								
Type:	9 - Contemporary			Full Bath:	2	Rating:	Very Good																	
Sty Ht:	2 - 2 Story			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																	
Color:	TAN			A Kits:		Rating:																		
View / Desir:				Fpl:	2	Rating:	Very Good																	
GENERAL INFORMATION				WSFlue:		Rating:																		
Grade: B+ - Good (+)				CONDOS INFORMATION																				
Year Blt:	1925	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:	G12	Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN								
Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	4.6 %	Exterior:			No Unit	RMS	BRS	FL													
Prim Int Wal:	1M - Drywall	Functional:		%	Interior:			1	7	3														
Sec Int Wall:		Economic:		%	Additions:	1994																		
Partition:	T - Typical	Special:		%	Kitchen:																			
Prim Floors:	3 - Hardwood	Override:		%	Baths:																			
Sec Floors:		Total:	4.6	%	Plumbing:																			
Bsmnt Flr:	3 - Hardwood				Electric:																			
Subfloor:					Heating:																			
Bsmnt Gar:	1				General:																			
Electric:	3 - Typical				CALC SUMMARY				COMPARABLE SALES															
Insulation:	2 - Typical				Basic \$ / SQ:	125.00	Rate	Parcel ID	Typ	Date	Sale Price													
Int vs Ext:	S				Size Adj.:	1.19916320																		
Heat Fuel:	2 - Gas				Const Adj.:	1.00989902																		
Heat Type:	3 - Forced H/W				Adj \$ / SQ:	151.379																		
# Heat Sys:	1				Other Features:	112327																		
% Heated:	100	% AC:	100		Grade Factor:	1.46																		
Solar HW:	NO	Central Vac:	NO		NBHD Inf:	1.00000000																		
% Com Wal		% Sprinkled			NBHD Mod:		WtAv\$/SQ:		AvRate:		Ind.Val													
					LUC Factor:	1.00																		
					Adj Total:	694272	Juris. Factor:	1.00	Before Depr:	221.01														
					Depreciation:	31936	Special Features:	0	Val/Su Net:	183.16														
					Deprecated Total:	662335	Final Total:	662300	Val/Su SzAd:	346.39														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS												PARCEL ID 159.0-0006-0001.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
2	Frame Shed	D	Y	1	8X12	G	GD	1980		0.00	T	23.4	101											
More: N				Total Yard Items:				Total Special Features:				Total:												